

AMENDED IN ASSEMBLY MARCH 27, 2017

CALIFORNIA LEGISLATURE—2017–18 REGULAR SESSION

ASSEMBLY BILL

No. 352

Introduced by Assembly Member Santiago
(Principal coauthor: Senator Wiener)

February 8, 2017

An act to amend Section 17958.1 of the Health and Safety Code, relating to building standards.

LEGISLATIVE COUNSEL’S DIGEST

AB 352, as amended, Santiago. State Housing Law: efficiency units.

Existing law, the State Housing Law, authorizes a city, county, or city and county to permit the construction and occupancy of efficiency units that have a minimum area of 150 square feet if they meet certain specified criteria.

This bill would prohibit a city, county, or city and county from establishing a higher square footage requirement for efficiency units than the requirement in the International Building Code and from limiting the number of efficiency units ~~below an unspecified number~~ in certain locations near public transit or university campuses, as specified.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 17958.1 of the Health and Safety Code
2 is amended to read:

1 17958.1. (a) Notwithstanding Sections 17922, 17958, and
2 17958.5, a city, county, or city and county may, by ordinance,
3 permit efficiency units for occupancy by no more than two persons
4 which have a minimum floor area of 150 square feet and which
5 may also have partial kitchen or bathroom facilities, as specified
6 by the ordinance. In all other respects, these efficiency units shall
7 conform to minimum standards for those occupancies otherwise
8 made applicable pursuant to this part.

9 (b) “Efficiency unit,” as used in this section, has the same
10 meaning specified in the International Building Code of the
11 International Code Council, as incorporated by reference in Part
12 2 of Title 24 of the California Code of Regulations.

13 (c) A city, county, or city and county shall not do any of the
14 following:

15 (1) Establish a higher square footage requirement for an
16 efficiency unit than the one provided in the International Building
17 Code.

18 (2) Limit the number of efficiency units ~~to fewer than _____ units~~
19 in an area located within one-half mile of public transit or where
20 there is a car share vehicle located within one block of the
21 accessory dwelling unit.

22 (3) Limit the number of efficiency units ~~to fewer than _____ units~~
23 in an area located within one mile of a University of California or
24 California State University campus.